

*Town of Hampton*



*Department of Resources and  
Economic Development*



**Hampton Beach Area Commission  
MINUTES  
Hampton Police Station  
March 23, 2006**

**Commission Members Present**

Chairman Fred Rice, Town of Hampton  
Vice Chairman Doug DePorter, Dept. of Transportation  
Brian Warburton, Regional Spr., Dept. of Parks & Recreation  
John Kane, Hampton Beach Village District  
Skip Windemiller, Hampton Beach Village District  
Tom Higgins, Hampton Chamber of Commerce  
Warren Bambury, Rockingham Reg. Planning Commission  
Chris Gamache, Supervisor State Parks and Recreation

**Absent**

Allison McLean, DRED  
Sandrine Thibault, Office of Energy & Planning  
Jamie Steffen, Hampton Town Planner

Chairman Rice called the meeting to order at 7:00 p.m.

**Old Business**

Under old business, Chairman Rice reviewed the public forum that took place on Feb. 22. He felt this was a good meeting and wanted to make sure that "every comment has a home" All comments were reviewed and referred to the appropriate subcommittee for further consideration.

The results of Town voting in March were discussed. The article requiring on-site condo conversion parking passed but not the First floor retail. Better communication and explanation should be done for next year.

**Subcommittee Reports**

Community Development: Skip Windemiller said that changes were made for project on Keefe Avenue as recommended by the subcommittee. Warren Bambury spoke about the Design Review booklet that was being prepared, and how that would assist developers, Town boards and the greater public in creating a better appearance for the beach.

Beachscape: John Kane gave an update on flags, signage recommendations, beach beautification, and welcome centers. Better signage is needed at the entrance to Parks.

Zoning and Redevelopment: Chairman Rice gave a report in Mr. Workman's absence. FAR ratios need to be explained more clearly so that the voting public will be able to understand them better. He suggested having a 3D slideshow or video showing what they mean, and that we could work with Faye Spofford for that.

Transportation and Parking: Doug DePorter from DOT gave an update on the Hampton River Bridge project. The DOT staff really appreciated the input from HBAC following their presentation in January. The DOT understands that HBAC commission members feel strongly that we need a brand new bridge rather than a rehab of the present bridge. DOT agrees, and is working on getting estimates for less costly bridge repair options, but there is no resolution to the problem of finding the additional funds required for a replacement bridge. The Commission will have to take the lead on that. Skip Windemiller suggested that the new bridge should be some sort of attraction in itself, and that the design should be aesthetic and pleasing (Ex. Leonard Zakim bridge in Boston). He suggested a toll booth if we need additional funding. Warren Bambury raised the possibility of a private entity being allowed to participate in the building of the bridge in return for some consideration, such as building a restaurant above the bridge itself.

A question was raised on who has the right to open and close the bridge and at what times? It was recommended that it be put on a schedule rather than on demand. Tom Higgins asked if Doug could get a copy of the actual regulations that currently control the opening and closing of the bridge.

The Department of Cultural Resources wants to preserve the old bridge, but neither the commission nor any other local agencies want it left in place. It was suggested that the draw section could be preserved as a display at the museum, so that people could actually see how it works.

### **Sea/ Air/Space Museum Update**

Warren Bambury said there is no update at this time but suggested that the chairman try to get a letter of commitment from Crystal Kent that the primary location they want is the Hampton Beach State Park area.

### **New Business**

Strategic Plan was discussed. Chairman Rice said the subcommittee goals would form the basis for our strategic plan.

### **DRED Update**

Chris Gamache gave an update on the Sea Wall contract. This has been awarded to Audley Construction and work should commence in early May. Brian Warburton spoke of completed improvements around the seashell complex and future projects.

### **Approval of Minutes**

Moved by Mr. Warburton, seconded by Mr. Kane, to approve the Minutes of February 22, 2006, as amended.

Vote: 7 yes, 0 no. Motion passed unanimously.

Moved by Mr. Warburton, seconded by Mr. Kane, to approve the Minutes of January 26, 2006, as amended.

Vote: 9 yes, 0 no. Motion passed unanimously.

Future meeting dates were discussed. It was decided that the next public input forum should wait until September, since the commission should be concentrating on incorporating the current suggestions before taking on more.

Next meeting date is April 27, at Hampton Police Station

The meeting adjourned at 9:15 P.M.

Respectfully submitted

Brian C. Warburton